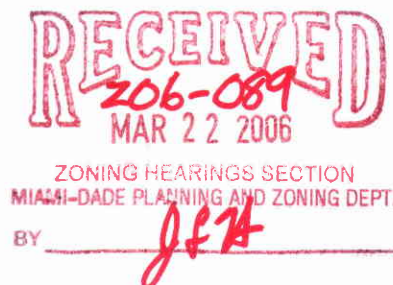


March 22, 2006

Ms. Diane O'Quinn Williams
Director
Miami-Dade Planning and Zoning Department
Stephen P. Clark Government Center
111 N.W. First Street
11th Floor
Miami, FL 33128



**Re: Richard Road Estates, LLC, / Folio Nos. 30-7811-000-0090 / The
Southeast corner of SW 197th Avenue and SW 296th Street /
Application to Rezone to EU-1 and EU-M**

Dear Ms. O'Quinn Williams:

On behalf of Richard Road Estates, LLC, (the "Applicant"), I respectfully submit this letter of intent in connection with the enclosed application to rezone the above referenced property, (the "Property"), from a designation of AU (Agricultural) to the EU-1 and EU-M (Estates) designations. The Future Land Use Map of the Miami-Dade Comprehensive Master Development Plan designates the Property as "Estate Density". Accordingly, the Applicant is requesting to rezone the Property to EU-1 in part and EU-M for the remainder. In order to respect the integrity of the Urban Development Boundary (the "UDB"), the portion of the Property which borders the UDB is designated to be developed as EU-1, one acre lots. The remainder of the Property is proposed to be developed as EU-M, 15,000 square foot lots, so as to maintain the residential estate character which is presently evolving in this area while addressing the increased need for housing within Miami-Dade County. Please note that large areas of land to the east, southeast, and northeast of the Property are already zoned EU-M.

We respectfully request that you recommend approval of this application and that it be scheduled for a public hearing on the next available agenda of Community Zoning Appeals Board No. 14. If you have any questions, please contact me at 305-579-0837. Thank you for your attention to this matter.

Best regards,

Mario J. Garcia-Serra

cc: Mr. Michael Garcia-Carillo